

**AGENDA
ZONING REVIEW BOARD
MARCH 11, 2021
6:00 P.M., ZOOM MEETING
5:00 P.M., BOARD BRIEFING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMcZFdc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#

NEW CASES

1. **Z-20-85** An Ordinance by Zoning Committee to rezone from R-4A/HC20G/BL (Single Family Residential/West End Historic District/BeltLine Overlay) and MRC-1-C/BL (Mixed Residential Commercial Conditional/BeltLine Overlay) to MRC-1/HC20G/BL (Mixed Residential Commercial/West End Historic District/BeltLine Overlay) and MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **565 Hopkins Street, S.W., 569 Hopkins Street, S.W., 1313 Ralph D. Abernathy Boulevard, S.W. and 1319 Ralph D. Abernathy Boulevard, S.W.** fronting 111 feet on the north side of Ralph D. Abernathy Boulevard beginning at a point at the intersection of the northerly right-of-way of Ralph David Abernathy Boulevard and the westerly right-of-way of Hopkins Street Depth: varies Area: 0.872 Acres, Land Lot 140, 14th District Fulton County, Georgia
OWNER: CORNERSTONE WEST END, INC.
APPLICANT: PRESTWICK LAND HOLDINGS, LLC C/O JOSH MARX
NPU T COUNCIL DISTRICT 4
2. **Z-21-01** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-2 (Mixed Residential Commercial) for property located at **263 Decatur Street, S.E.**, fronting 241 feet on the west side of Hill Street beginning at a point on the south side of Decatur Street and the west side of Bell Street Depth: varies Area: approximately 2 Acres, Land Lot 52, 14th District Fulton County, Georgia
OWNER: JOHNSON REAL ESTATE INVESTMENTS, LLC (JREI)
APPLICANT: HAROLD BUCKLEY
NPU M COUNCIL DISTRICT 5

3. **Z-21-03** An Ordinance by Zoning Committee to rezone from RG-2 (Residential General Sector 2) to RG-3 (Residential General Sector 3) for property located at **0 Sheridan Drive, N.E. (17 01000006025), 82 Sheridan Drive, N.E., 84 Sheridan Drive, N.E., 86 Sheridan Drive, N.E., 88 Sheridan Drive, N.E., 118 Sheridan Drive, N.E., 120 Sheridan Drive, N.E., 122 Sheridan Drive, N.E., 124 Sheridan Drive, N.E., 126 Sheridan Drive, N.E., 128 Sheridan Drive, N.E. 69 Delmont Drive, N.E., 71 Delmont Drive, N.E., 73 Delmont Drive, Ne., 75 Delmont Drive, N.E., 77 Delmont Drive, N.E., 87 Delmont Drive, N.E., 89 Delmont Drive, N.E., 91 Delmont Drive, N.E., 93 Delmont Drive, N.E., 95 Delmont Drive, N.E., 97 Delmont Drive, N.E.,** fronting approximately 195 feet on the south side of Delmont Drive commencing at the southeast right-of-way intersection of Delmont Drive and Peachtree Road; thence proceed easterly along the south right-of-way of Delmont Drive, 624.30 Feet to a point (1/2 Inch Rebar); thence continue along said right-of-way a distance of 14.72 feet to a point; thence a distance of 44.11 feet to a point; thence a distance of 3.47 feet to a point and the true point of beginning Depth: Approximately 465 Feet Area: 2.49 Acres, Land Lot 100, 17th District Fulton County, Georgia
OWNER: SILVERCREEEK REDEVELOPMENT COMPANY
& DELMONT HOMES INC.
APPLICANT: HEDGEWOOD HOMES
NPU B COUNCIL DISTRICT 7
4. **Z-21-04** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/Beltline Overlay) to R-4B/BL (Single Family Residential/Beltline Overlay) for property located at **724 East Avenue, N.E.** fronting 60.83 feet on the north side of East Avenue, N.E. beginning at the intersection of the northwesterly right of way of Freedom Parkway and the northerly right of way of East Avenue; thence running along said right of way west a distance of 7.51 feet to an open top pipe found; thence running east a distance of 109.80 feet to an open top pipe found; thence running east a distance of 50.00 feet to a point; thence running southwest a distance of 78.15 to a point on the northwesterly right of way of Freedom Parkway; thence running along said right of way southwest a distance of 53.32 feet to a point, said point being the point of beginning Depth: 109.80 feet Area: 0.11 acres, Land Lot 18, 14th District Fulton County, Georgia
OWNER: DAMIEN SCOTT
APPLICANT: THOMAS CAMPBELL
NPU M COUNCIL DISTRICT 2
5. **Z-21-05** An Ordinance by Councilmember Natalyn Mosby Archibong to provide for the annexation of and zone property R-4 (Single Family Residential) for property located at **2011 Memorial Drive, S.E. and 2015 Memorial Drive, S.E.** into the corporate limits of the City of Atlanta, Georgia pursuant to the 100% method; to extend the boundaries of the Atlanta Independent School System; to notify the Department of Community Affairs of the State of Georgia of such annexation; and for other purposes
NPU O COUNCIL DISTRICT 5

6. **Z-21-06** An Ordinance by Zoning Committee to rezone from R-5/HC20C SA5/BL (Two Family Residential/Martin Luther King Jr. Historic District/Beltline Overlay) to MRC-1/HC20CSA5/BL (Mixed Residential Commercial/Beltline Overlay) for property located at **514 Irwin Street, N.E. and 131 Grape Street, N.E.** fronting 240.44 feet on the north side of Irwin Street, N.E. The True Point of beginning being an iron pin found and located at the intersection of the easterly right-of-way line of Grape Street and the northerly right-of-way of Irwin Street Depth: 286.67 feet Area: 0.9962 acres, Land Lot 46, 14th District Fulton County, Georgia
OWNER: HDDC
APPLICANT: RON KIRKPATRICK
NPU M COUNCIL DISTRICT 2
7. **Z-21-08** An Ordinance by Zoning Committee to rezone from MRC-1-C (Mixed Residential Commercial Conditional) to MRC-1(Mixed Residential Commercial) for a change of conditions for property located at **1397 Campbellton Road, S.W.**, fronting 141.3 feet on the north side of Campbellton Road beginning at the iron pin found in the south eastern corner of the property, thence heading southwest 70.05 feet along the south east right of way line of Campbellton Road, thence southwest, 52.91 feet, thence northwest, 18.29 feet to the point of the beginning Depth: 200 feet, Area: .51 acres, Land Lot 137, 14th District, Fulton County, Georgia
OWNER: ARIANA HOLDINGS, LLC
APPLICANT: REGINALD CRAYTON, PE
NPU S COUNCIL DISTRICT 4
8. **Z-21-17** An Ordinance by Councilmember Carla Smith to amend Part 16, Chapter 28A of the City of Atlanta Zoning Ordinance, as amended, so as to create a new Section 16-28A.010(61) to provide for comprehensive signage regulations for the Stadium Neighborhoods; to amend the official zoning map to add the **Stadium Neighborhoods Sign Overlay District**; and for other purposes
NPU V COUNCIL DISTRICT 1

DEFERRED CASES

9. **Z-20-60** An Ordinance by Zoning Committee to rezone from R-5/HC20C SA5 (Two Family Residential/Martin Luther King, Jr. Historic District Subarea 5) to RG-4/HC20C SA5 (Residential General Sector 4/ Martin Luther King, Jr. Historic District Subarea 5) for property located at **352 Irwin Street, N.E.** fronting 56.89 feet on the north side of Irwin Street, N.E. beginning at a point on the north side of Irwin Street 100 feet, more or less east from the northeast corner of Irwin Street and Hilliard Street Depth: 49.71 feet Area: .0062 Acres, Land Lot 46, 14th District Fulton County, Georgia
OWNER: ALEM TURPEAU
APPLICANT: ALEM TURPEAU
NPU M COUNCIL DISTRICT 5

10. **Z-20-63** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay) for property located at **575 Boulevard Place, N.E. and 585 Boulevard Place, N.E.** fronting 209.33 feet on the south side of Boulevard Place, N.E. beginning at a point on the south side of Boulevard Place 121 feet west along the south side of Boulevard Place from the southwest corner of Boulevard Place and Glen Iris Drive Depth: 81.5 feet Area: .348 Acres, Land Lot 47, 14th District Fulton County, Georgia
OWNER: MATTHEW BRADEN, BFG INVESTMENTS, LLC
APPLICANT: BFG INVESTMENTS, LLC
NPU M COUNCIL DISTRICT 2
11. **Z-20-69** A substitute Ordinance by Councilmembers Howard Shook, Joyce M. Sheperd, J. P. Matzigkeit, Michael Julian Bond and Dustin Hillis to amend the 1982 Atlanta Zoning Ordinance, as amended, by adding a definition for **short-term rental (“STR”)** and to prohibit short-term rentals as a use in the R-1 (Single-Family Residential), R-2 (Single-Family Residential), R-2A (Single-Family Residential), R-2B (Single-Family Residential), R-3 (Single-Family Residential), R-3A (Single-Family Residential), R-4 (Single-Family Residential), R-4A (Single-Family Residential), R-4B (Single-Family Residential), R-5 (Two Family Residential), and PD-H (Planned Development Housing) Zoning Districts; and for other purposes
ALL NPU’s
12. **Z-20-73** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-5 (Two Family Residential) for property located at **2741 Glenwood Avenue, S.E.** fronting 114 feet on the east side of Quillian Avenue, S.E. and beginning at a concrete right-of-way monument found, located at the southernmost corner of the mitered intersection of the east right-of-way of Quillian Avenue and the south right-of-way of Glenwood Avenue Depth: varies Area: .272 Acres, Land Lot 182, 15th District DeKalb County, Georgia
OWNER: QUEMATOSE CONSTRUCTION
APPLICANT: STEPHEN HOLMES
NPU O COUNCIL DISTRICT 5
13. **U-20-14** An Ordinance by Zoning Committee for a special use permit pursuant to 16-18C.006 for a community center for property located at **627 English Avenue, N.W.** fronting 465.33 feet on the east side of English Avenue, N.W. commencing at a point at the intersection of the southerly right-of-way line of Donald Lee Hollowell Parkway (formerly known as Bankhead Avenue) then along said southerly right-of-way line of Donald Lee Hollowell Parkway a distance of 105.13 feet to a P.K. nail found, said point being the point of beginning Depth: approximately 269 feet Area: 3.2781 Acres, Land Lot: 112, 14th District Fulton County, Georgia
OWNER: WESTSIDE DEVELOPMENT PARTNERS, LLC
KEVEN R. PATTERSON
MANAGING PARTNER
APPLICANT: KEVEN R. PATTERSON
NPU L COUNCIL DISTRICT 3

END OF AGENDA